



# DNRC Timber Appraiser



Appraisal Name	<b>Antice Knobs 2</b>
Appraisal Type	Sale
Area Office	NWLO
Date	8/31/2017

Appraisal Summary	Per Ton	Per Mbf	Acres, Factor and FI Fees	Unit
Minimum Bid Price	<b>\$24.16</b>	<b>\$130.46</b>	Harvest Unit	308 Acres
FI Fee	<b>\$4.44</b>	<b>\$24.00</b>	Net Conversion	5.40 Tons/Mbf
			NWLO	\$24.00 /Mbf
			SWLO	\$20.60 /Mbf
			CLO	\$7.15 /Mbf
			EAST	\$2.00 /Mbf
Minimum Sale Value	\$590,374			
Estimated Sale Volume	24,436	Tons		
Total FI Payment	\$108,496			
5% Down Payment	\$29,519			

Appraisal Species	Volume (Mbf)	DBH (Avg)	WWPA 2017 - 2nd Qtr	Minimum Value
Ponderosa pine			\$537.37	\$0.00
Douglas-fir	752	20.1	\$454.97	\$98,102.84
Western larch	2,133	18.0	\$454.97	\$278,262.44
Lodgepole pine			\$418.26	\$0.00
White fir	887	11.5	\$418.26	\$115,714.39
White pine	21	26.0	\$649.58	\$2,739.57
White wood/other	735	15.9	\$418.26	\$95,885.09
Red cedar			\$1,359.06	\$0.00
Blue stained			\$359.11	\$0.00
Dead/dry			\$294.42	\$0.00
<b>Total</b>	<b>4,528</b>	<b>18.3</b>	<b>\$443</b>	<b>\$590,704.32</b>

Contract Costs	Unit	Log and Haul Costs	Unit	Logging Percent
Development Costs	\$104,283.00 Total	Tractor Yarding	400 Feet	45
Maintenance Costs	\$8,862.00 Total	Jammer Yarding	Feet	0
Slash Costs	\$17,395.00 Total	Skyline Yarding	400 Feet	55
		Unpaved Haul	11.0 Miles	
		Paved Haul	29.0 Miles	